

### 2.8.1 Planned Development (PD) District

#### A. Intent.

The intent of the PD District is to promote diversity and integration of uses and structures in a planned development through flexible design standards that:

- Create new development that is livable, diverse, and sustainable;
- Promote efficient and economic uses of land;
- Respect and reinforce existing communities, integrating new development with existing development to ensure compatibility;
- Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- Promote development patterns and land uses which reduce transportation needs and which conserve energy and natural resources;
- Lower development and building costs by permitting smaller networks of utilities and streets and the use of shared facilities;
- Protect and enhance natural resources;
- Promote the development of land that is consistent with the applicable form district; ~~and~~
- Encourage a variety of compatible architectural styles, building forms, and building relationships within a planned development.; and
- Preserve the historic development patterns of existing neighborhoods.

The PD District implements the following provisions of Cornerstone 2020:

Goals	Plan Elements
Community Form Strategy: A1, A2, A3, B1, B2, B3, B4, C1, C2, C3, C4, D1, D2, D3, D4, E1, E2, E3, E4, F1, F2, F3, F4, G1, G2, G3, G4, H1, H2, H3, H4, K4 Mobility Strategy: A1, F1, H1, H3, I1, I2, I3, I5, I7 Marketplace Strategy: A1, D1, D2	Guidelines 1, 2, 3, 6, 7, 9

### 2.8.2 Establishment of Planned Development Districts

The following Planned Development Districts may be created in the respective form districts as set forth below:

**Table 2.8.1**

Form District	Planned Development District	Minimum Size
Neighborhood Form District	Neighborhood	<del>50</del> 25 acres
	Neighborhood Activity Center	<del>40</del> 5 acres
Village Form District	Village Outlying	<del>50</del> 25 acres
	Village Center	<del>40</del> 5 acres
Downtown Form District	Downtown	2 acres
Traditional Neighborhood Form District	Traditional Neighborhood	2 acres
	Traditional Neighborhood Activity Center	2 acres
Town Center Form District	Town Center	2 acres
Regional Center Form District	Regional Center	<del>50</del> 25 acres
Traditional Workplace Form District	Traditional Workplace	2 acres
Suburban Workplace Form District	Suburban Workplace	<del>50</del> 25 acres
Campus Form District	Campus	<del>50</del> 25 acres

A zoning change application, and review and approval in accordance with KRS Chapter 100 are required for any designation as a Planned Development District. The pattern of development of any proposed Planned Development District shall be consistent with the pattern of the applicable form district.

### 2.8.3 Permitted Uses, Limited Uses and Intensity by Planned Development District

**Table 2.8.2**

Planned Development District	Permitted Uses	Limited Uses	Maximum Floor Area Ratio	Density (d.u./ac.)
Neighborhood	R-5		ADI reduced lots 1.5 All other lots 0.5	7.26
		R-5A Uses Listed as Conditional in R-5	0.5	12.01
Neighborhood Activity Center	C-N		0.5	17.42
		C-2 Uses Listed as Conditional in C-N	5.0	0 BR — 435 du/ac 1 BR — 217 du/ac 2 BR — 145 du/ac
Village Outlying	R-4		ADI reduced lots 1.5 All other lots 0.5	4.84
		R-5A Uses Listed as Conditional in R-4	0.5	12.01
Village Center	C-N		0.5	17.42
		C-2 Uses Listed as Conditional in C-2	5.0	0 BR — 435 du/ac 1 BR — 217 du/ac 2 BR — 145 du/ac
Traditional Neighborhood	UN		0.75	1 dwelling unit per lot
		R-7 Uses Listed as Conditional in UN	1.0	34.8

Table 2.8.2 cont'd.

Planned Development District	Permitted Uses	Limited Uses	Maximum Floor-Area Ratio	Density
Traditional Neighborhood Activity Center	C-N		0.5	17.42
		C-2 Uses Listed as Conditional in C-N	5.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac
Town Center	C-1		1.0	34.84
		C-2 Uses Listed as Conditional in C-1	5.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac
Regional Center	C-1		1.0	34.84
		C-2 Uses Listed as Conditional in C-1	5.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac
Traditional Workplace	M-1		2.0	None
	OR-3		4.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac
		M-2 Uses Listed as conditional in OR-3	3.0	None
		C-2	5.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac

Table 2.8.2 Cont'd.

Planned Development District	Permitted Uses	Limited Uses	Maximum Floor Area Ratio	Density
Suburban Workplace	M-1		2.0	None
		M-2 Uses Listed as Conditional in M-1	3.0	None
	OR-3		4.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac
		G-2 Uses Listed as Conditional in OR-3	5.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac
Campus	OR-3		4.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac
		G-2 Uses Listed as Conditional in OR-3	5.0	0 BR — 435 du/ac 1BR — 217 du/ac 2 BR — 145 du/ac
		R-5A	0.5	12.01
		R-5	ADI reduced lots 1.5 All other lots 0.5	7.26

### 2.8.3 Permitted Uses, Limited Uses and Conditional Uses

The PD – Development Plan shall contain a PD Use Map and a Land Use Category Table that includes permitted, limited and conditional uses. The PD Use Map outlines the locations of different land use categories within the geographic boundary of the PD district. The land use category table provides the detail description and use listings for the land use categories established by the specific PD district. The PD use map and land use category table may list limited uses and their possible locations within the PD district. Limited uses are those uses within the PD district that require a specific location and are regulated by more specific standards within the PD design guidelines. Conditional uses are included within the Land Use Category Table and require a conditional use permit from the Board of Zoning Adjustments. The PD Use Map may restrict the possible locations of specific conditional uses within the specific PD district.

### 2.8.4 Limited Use Approval

~~As listed within Table 2.8.2, certain uses are listed as 'Limited'. Limited uses refers to those uses that require a recommendation from the Planning Commission and must be specifically approved by the appropriate legislative body as part of the PD-Concept Plan or Master Plan. This 'Limited Use' list shall be reviewed at the time of the Master Plan or PD-Concept Plan review. The approval of 'Limited' uses shall be incorporated into the binding elements of the rezoning case.~~

#### 2.8.54 Applicability of Land Development Code (LDC)

- A. ~~PD-Concept Plan Option~~ PD-Development Plan. The provisions of the LDC shall apply to ~~Planned Development Districts~~ PD-Development Plan, unless otherwise specified in the ~~approved in conjunction with a PD-Concept Plan~~ PD Development Plan. The ~~PD-Concept PD-Development Plan approved by the legislative body~~ may contain provisions that differ with or are less ~~are more~~ restrictive than the LDC, but in no case may the ~~PD-Concept Plan~~ contain provisions that are less restrictive.
- B. ~~Master Plan Option~~. The provisions of the LDC shall apply to ~~Planned Development Districts approved in conjunction with a Master Plan, unless otherwise specified in the approved Master Plan. The Master Plan approved by the legislative body may contain provisions that differ with or are less restrictive than the LDC.~~

EXCEPTION: Perimeter landscape buffer requirements at the edges of the Planned Development District may not be less restrictive than the requirements of the LDC, and may be altered on a case-by-case basis only in accordance with LDC waiver provisions.

- B. In the event of a conflict between the provisions of this Chapter 2 Part 8 or the approved Master Plan PD-Development Plan and the provisions of the LDC, the provisions of this Chapter 2 Part 8 or the approved Master Plan PD-Development Plan shall prevail.
- C. Specific dimensional requirements of the Planned Development District shall be determined by applying the dimensional requirements associated with the zoning district identified in the list of permitted uses and limited uses for each Planned Development District in Table 2.8.2 outlined within the PD – Development Plan Design Guidelines and may refer to specific setbacks outlined within the applicable form district. Proposed dimensional standards shall be consistent with the intent of the applicable form district.

#### 2.8.65 Application Requirements

An application to amend the zoning map to a Planned Development District may be initiated by the legislative body having zoning authority over the subject property, the Planning Commission, or the owner(s) of the subject property. Regardless of the origin of the proposed amendment, it shall be referred to the Planning Commission for a hearing and recommendation before adoption by the affected legislative body pursuant to KRS Chapter 100. Binding elements may be added by the Planning Commission or

Legislative Body to any ~~PD-Concept Plan, Master Plan or Detailed Plan~~ PD-Development Plan.

Prior to filing an application to amend the zoning map to a Planned Development District, a public charrette shall be held by the applicant or his/her agent, with written notification at least 14 days prior to the first day of the charrette to the Planning Commission staff, owners of surrounding property within 200 feet of the proposed development site, and any persons, agencies or organizations the applicant and Planning Staff deems appropriate. A public charrette is a method of planning which is specifically organized to encourage the participation of everyone who is interested in the making of a development or plan, whether they represent the interests of the general public, public agencies, or a client. Charrettes are intensive planning sessions with goals that include in which: 1) all those influential to the project develop a vested interest in the design and support its vision; 2) a group of design disciplines work in a complementary fashion to produce a set of finished documents that address all aspects of design; 3) this collective effort organizes the input of all players at one meeting and eliminates the need for prolonged discussions that typically delay planning projects; and 4) a better product is produced more efficiently and more cost effectively because of this collaborative process. At the end of the charrette, the plan and supporting documents are presented to the public. A summary of input from the charrette must be submitted to the Planning Commission with the zone change application. The public charrette requirement shall not apply in cases of rezonings initiated by the Planning Commission or any legislative body. Multiple charrettes may be needed based on the complexity of the development.

A. ~~PD-Concept Plan Option:~~ A. PD-Development Plan:

1. Applications to amend the zoning map to a Planned Development District ~~may~~ shall be accompanied by a ~~PD-Concept Plan~~ PD-Development Plan. ~~A- The PD-Concept Plan~~ PD-Development Plan shall be approved by the legislative body at the time the rezoning to the Planned Development District is approved. Once approved, all development within the Planned Development shall conform to the ~~PD-Concept Plan~~ PD-Development Plan. ~~All changes to the approved PD-Concept Plan shall require a hearing before the Planning Commission and final review and approval by the legislative body.~~
2. Contents of ~~PD-Concept Plan~~ PD-Development Plan.

A PD – Development Plan shall include the following required components:

~~The PD-Concept Plan shall include a list of uses permitted within the Planned Development District and the distribution of uses over the subject property, i.e. the specific locations on the subject site at which particular uses are permitted. The PD-Concept Plan may also designate limited uses, which may be permitted at specific locations only if approved by the legislative body.~~

The PD-Concept Plan may also include provisions above and beyond the requirements of the LDC pertaining to site and building design, parking, signs, landscaping, density, floor area ratio, pedestrian and roadway interconnections between adjacent properties within the Planned Development District, and any other provisions considered appropriate by the Planning Commission or legislative body.

- a. PD Use Map – A map outlining the distribution of permitted use categories within the PD district. The possible locations of limited and conditional uses, if included, shall be located on the PD Use Map as well. Along with the PD Use Map, the Planning Commission or Planning Commission staff may require a PD Concept Plan that includes the location of existing lots or proposed lot pattern as well as the location of existing lots or proposed lot pattern as well as the location of existing or proposed streets. The PD Use Map and Concept Plan shall be drawn to scale and shall include a north arrow. Existing structures to remain shall be shown on the PD Use Map. The PD Concept Plan if required may include a potential build-out scenario based on the proposed design guidelines provided with the specific PD – Development Plan proposal.
- b. Land Use Category Table – A table listing the land use categories of the specific PD district and the specific permitted, limited, and conditional uses within each category. The table shall also include the maximum floor area ratio and maximum density for each category or use.
- c. PD Design Guidelines that include the following minimum standards:
  - i. a statement indicating the purpose and intent of the PD District and the basis or justification for the zoning request. The statement shall include a statement on how the PD District proposal complies with the comprehensive plan and the requirements of this part.
  - ii. Site design standards in written or graphic form specifying the permitted range of lot sizes (width and length), lot coverage (optional), setback and/or built-to-lines, and the maximum building height for all uses or use categories.
  - iii. Other intensity provisions (optional) such as impervious surface ratios or building coverage ratios.
  - iv. Architectural design standards shall be set forth in the design guidelines and shall be applicable to all new construction and expansion of



- existing structures. The architectural design standards may be written and/or graphic in nature and may include standards related to building proportions, massing, materials, transitions between differing form districts, and any other design features that assure compatibility with the applicable form district. The design guidelines may be organized into a design pattern book for ease of use.
- v. If required by the LDC or Planning Commission: The design and renderings of all focal points, outdoor amenity areas, and open spaces shall be included.
  - vi. If required by the LDC or Planning Commission: Detailed cross-sections of proposed perimeter landscape buffer areas shall be provided.
  - vii. If required by the LDC or Planning Commission: A Mobility Plan, that includes detailed information related to movement of traffic on the site, including truck routes. The mobility plan shall emphasize movement of pedestrian and bicycle traffic on-site. Provisions shall be made to address safe pedestrian and bicycle intersection crossings and movement through parking facilities.
  - viii. Sign Guidelines – Regarding the location, number, size (height and area), style, materials, lighting, and movement of text and a statement of compatibility with the applicable form district for all types of signage.
  - ix. Other design standards deemed necessary by the Planning Commission or legislative body.

### 3. Detailed Development Plan Requirement.

~~Prior to the development or redevelopment of any property within a Planned Development District approved with a PD-Concept Plan, a Detailed Development Plan demonstrating compliance with the PD-Concept Plan and other applicable regulations shall be approved by the Planning Commission or designated committee thereof. The Detailed Development Plan shall include all information required for such a plan set forth in LDC Section 11.4.4.B.~~

~~Notice of the meeting at which the Commission or Committee will consider the proposed detailed plan shall be given to adjoining property owners not less than ten (10) calendar days prior to the meeting. In addition, staff shall endeavor to give notice to all neighborhood groups who have registered to receive notice of development applications in the area of the subject property.~~

4. ~~Amendments to the PD-Concept Plan.~~

~~Requests to amend an approved PD-Concept Plan may be made by the Planning Commission, the legislative body with zoning authority, or the owner(s) of property within the Planned Development District. Amendments to an approved PD-Concept Plan may be approved only by the legislative body with zoning authority, following the same procedure as the initial approval of the Planned Development District and Concept Plan.~~

B. ~~Master Plan Option:~~

1. ~~Applications to amend the zoning map to a Planned Development District may be accompanied by a Master Plan, as an alternative to a Concept Plan. The Master Plan shall be approved by the legislative body at the time the rezoning to the Planned Development District is approved. Once approved, all development within the Planned Development shall conform to the approved Master Plan.~~

2. ~~Contents of Master Plan.~~

a. ~~The Master Development Plan shall include all information as required for a detailed district development plan as listed in Section 11.4.4.B. In addition to these requirements the Master Plan shall also include the following:~~

- ~~i. Mixture of uses on the property as in conformance with Table 2.8.2 and approved Limited Uses. All proposed structures (primary and accessory) shall be shown on the development plan. The development plan shall provide information on locations of entrances and orientation of facades to public streets and residential areas. The entrances and orientation of structures shall conform to the standards of the applicable form district.~~
- ~~ii. Required landscape buffers and tree canopy.~~
- ~~iii. Parking requirements.~~
- ~~iv. Locations of all freestanding signage including directional signs.~~
- ~~v. If subject to review as a major subdivision, all required elements of a preliminary subdivision plan as required by Chapter 7 of the LDC.~~
- ~~vi. All road improvements required by Metro Public Works and/or the Kentucky Transportation Cabinet.~~
- ~~vii. All applicable requirements of Chapter 5 of the LDC (except for those requirements specifically listed~~

~~under the section related to the Master Plan Design Guidelines.~~

- ~~viii. All information required in Chapter 4 of the LDC related to environmental constraints.~~
- ~~ix. The phasing of development shall be labeled on the development plan.~~
- ~~x. Any additional provisions considered appropriate by the Planning Commission or legislative body.~~
- ~~b. The Master Plan Design Guidelines document shall include the following standards:~~
  - ~~i. All architectural design guidelines and renderings as required by the LDC and the Planning Commission. All structures shall be designed to be consistent in style and character.~~
  - ~~ii. Streetscape Plan: if a streetscape plan is required by the Planning Commission as part of the zoning change review the plan shall be developed in accordance with the Streetscape Master Plan manual (if a manual is not available the applicant shall provide sufficient detail to the satisfaction of the Planning Commission).~~
  - ~~iii. Design and renderings of all required focal points, outdoor amenity areas, and open space as required by the LDC or the Planning Commission.~~
  - ~~iv. Detailed cross-sections of proposed landscape buffer areas.~~
  - ~~v. A Mobility Plan, which shall include detailed information related to movement of traffic on the site, including truck routes. The mobility plan shall emphasize movement of pedestrian and bicycle traffic on site. Provisions shall be made to address safe pedestrian and bicycle intersection crossings and movement through parking facilities.~~
  - ~~vi. A Unified Sign Plan, which shall include styles, sizes and materials of signage throughout the development. All freestanding signage shall be consistent in character.~~
  - ~~vii. Other design standards deemed necessary by the Planning Commission or legislative body.~~
- 3. Detailed Development Plan Requirement.

Prior to the development or redevelopment of any property within a Planned Development District ~~approved with a Master Plan, a~~

Detailed Development Plan demonstrating compliance with the ~~Master~~ PD-Development Plan and other applicable regulations shall be approved by Director or designee. The Detailed Development Plan shall include all information required for such a plan set forth in LDC Section 11.4.4.B.

4. Amendments to the ~~Master Plan~~ PD-Development Plan.

Requests to amend an approved ~~Master Plan~~ PD-Development Plan may be made by the Planning Commission, the legislative body with zoning authority, or the owner(s) of property within the Planned Development District. Amendments to an approved ~~Master Plan~~ PD-Development Plan may be approved only by the legislative body with zoning authority, following the same procedure as the initial approval of the Planned Development District ~~and Master Plan~~, except that a public charrette shall not be required.